

Please ask for: Oliver Ansell
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Our Ref: MC/21/0076
Date: 15 January 2021



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Dear Sir/Madam

REFERENCE: MC/21/0076

PROPOSAL: Consultation from the Planning Inspectorate on a request under the Planning Act 2008 Section 55

LOCATION: London Resort

Dear Sir / Madam

Adequacy of Consultation Representation in relation to the London Resort application

Thank you for requesting an Adequacy of Consultation Representation (AoCR) from Medway Council in relation to the London Resort application. Please accept this document as an AoCR on behalf of Medway Council.

Having reviewed the application, Medway Council considers that the Applicant has complied, in relation to the application, with the following duties:

- Duty to consult – Planning Act 2008 (PA2008) – s42
- Duty to consult the local community – PA2008 – s47
- Duty to publicise – PA2008 – s48

The delivery of the pre-application consultation appears to have been carried out in accordance with the Statement Of Community Consultation. Therefore, Medway Council considers that the pre-application consultation undertaken in 2018 was carried out in accordance with the requirements of the PA2008.

However, it should be noted that Medway Council's response to the proposal was limited to the information available in the public domain, i.e. Chapter 9 of the

Preliminary Environmental Information Report (PEIR), along with four technical notes relating to travel demand, distribution and how visitors and staff will travel to / from the proposed development. These documents comprise 435 pages of information.

A 'transport technical note' was understood to be in circulation, which presumably contained more detail than the PEIR and is intended for a specialist audience, however the relevant officers at Medway Council has not seen this document. It was unclear if this is the same or in addition to the four technical notes available among the consultation material.

Additionally, with regard to the retail and leisure implications, impact on Medway does not appear to be mentioned except within the Kent & Medway wider strategy. To appropriately consider the impact on neighbouring centres, it is considered important to appropriately define the catchment area for consideration, i.e. defined by the scale of the proposal in relation to the trade draw. The cumulative impact of the proposal in relation to other proposals should also be considered. There was little detail about the economic impacts of the London Resort in the consultation materials to make an informed judgement of the feasibility of the proposal.

Medway Council notes that a decision whether to accept the application for Examination will be made by 1 February 2021.

Yours faithfully

Oliver Ansell
Senior Planner